

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Nancy Hoffmeier Zamora SBN137326 Chapter 7 Trustee U. S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel: 213-488-9411 Fax: 213-488-9418 e-mail: zamora3@aol.com	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Carlos Enrique Maldonado and Maritza Maldonado Debtor(s).	CASE NO.: 1:09-17029-GM

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/16/09	Time: 10:00 a.m.
Location: Courtroom 302, 21041 Burbank Blvd., Woodland Hills, CA	

Type of Sale: ☒ Public ☐ Private Last date to file objections: _____

Description of Property to be Sold: Single family residence located at 2017 Cheam Avenue, Simi Valley, California

Terms and Conditions of Sale: Amended sales price is \$360,000; all cash; no contingencies; \$10,800 deposit

Proposed Sale Price: \$360,000.00

Overbid Procedure (If Any): See attached procedures; minimum overbid increments of \$5,000

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
633 W. 5th Street, Suite 2600, Los Angeles, CA 90071
Telephone: 213-488-9411
Facsimile: 213-488-9418
e-mail: zamora3@aol.com

Date: 12/11/09

OVERBID PROCEDURE

i. Each potential bidder (other than the new buyer ("New Buyer")) proposed in the supplement (the "Supplement") to the sale motion (the "Motion")) in order to qualify as a bidder at the hearing on the Motion (the "Hearing"), shall

(1) prior to the commencement of the Hearing, present to Trustee a cashier's check in the amount of Ten Thousand Eight Hundred Dollars (\$10,800.00) (the "Earnest Money Deposit") made payable to Encore Escrow or Cash. Trustee shall refund the Earnest Money Deposit if she accepts the bid of another bidder;

(2) prior to the commencement of the Hearing, present to Trustee a completed and executed written offer to purchase signed by the bidder that contains terms and conditions that are, in Trustee's business judgment, similar or superior to the terms and conditions of the offer by New Buyer generally described in the Supplement and the Motion and specifically contained in the Amended Replacement Agreement (as defined in the Supplement and which is attached to the Supplement);

(3) prior to the commencement of the Hearing, offer proof that the bidder has the financial ability to pay, within ten (10) days after entry of the sale order (the "Sale Order") approving sale of the real property commonly known as 2017 Cheam Avnue, Simi Valley, CA 93063 (the "Real Property") to the highest bidder (the "Highest Bidder"), the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court; and

(4) attend the Hearing; and

ii. The initial overbid shall be a total of \$365,000.00, i.e., \$5,000.00 more than the revised sales price of \$360,000.00, and all additional overbids must be made in minimum increments of \$5,000.00.

If the Highest Bidder fails to close the sale escrow within twenty (20) days of entry of the Sale Order, the Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid to purchase the Real Property.